

102.0

0004

0002.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

717,200 /

717,200

USE VALUE:

717,200 /

717,200

ASSESSED:

717,200 /

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102.0

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ASSESSED:

717,200 /

717,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
182		OVERLOOK RD, ARLINGTON

OWNERSHIP

Owner 1:	BALLARD BENJAMIN J/ELIZABETH H				
Owner 2:					
Owner 3:					
Street 1:	182 OVERLOOK RD				
Street 2:					
Twn/City:	ARLINGTON				
St/Prov:	MA	Cntry		Own Occ:	Y
Postal:	02474	Type:			

PREVIOUS OWNER

Owner 1:	NOLAN JOHN R &ELAINE W -		
Owner 2:	-		
Street 1:	182 OVERLOOK RD		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1953, having primarily Vinyl Exterior and 2062 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bd rms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	5									420,000						420,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	297,200		420,000	717,200
Total Card	0.138	297,200		420,000	717,200
Total Parcel	0.138	297,200		420,000	717,200
Source:	Market Adj Cost	Total Value per SQ unit /Card:	347.82	/Parcel:	347.82

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	297,200	0	6,000.	420,000	717,200		Year end	12/23/2021
2021	101	FV	286,900	0	6,000.	420,000	706,900		Year End Roll	12/10/2020
2020	101	FV	286,900	0	6,000.	420,000	706,900	706,900	Year End Roll	12/18/2019
2019	101	FV	229,200	0	6,000.	426,000	655,200	655,200	Year End Roll	1/3/2019
2018	101	FV	228,600	0	6,000.	318,000	546,600	546,600	Year End Roll	12/20/2017
2017	101	FV	228,600	0	6,000.	288,000	516,600	516,600	Year End Roll	1/3/2017
2016	101	FV	228,600	0	6,000.	276,000	504,600	504,600	Year End	1/4/2016
2015	101	FV	214,300	0	6,000.	234,000	448,300	448,300	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NOLAN JOHN R &E	49208-60		3/30/2007		440,000	No	No		
	12286-149		9/12/1972		28,900	No	No	N	

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NOLAN JOHN R &E	49208-60		3/30/2007		440,000	No	No		
	12286-149		9/12/1972		28,900	No	No	N	

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NOLAN JOHN R &E	49208-60		3/30/2007		440,000	No	No		
	12286-149		9/12/1972		28,900	No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/1/2016	704	Manual	11,154					2 doors and slidr
4/29/2016	545	Re-Roof	17,529	O				reroof
1/7/2008	14	Redo Bat	2,000	O		G9	GR FY09	
7/21/1994	371		20,000					16X16 RM + WDK

ACTIVITY INFORMATION

Date	Result	By	Name
9/27/2018	MEAS&NOTICE	BS	Barbara S
12/3/2008	Meas/Inspect	197	PATRIOT
12/3/2008	MLS	MM	Mary M
7/21/2007	MLS	HC	Helen Chinal
11/22/1999	Inspected	267	PATRIOT
11/9/1999	Mailer Sent		
10/21/1999	Measured	264	PATRIOT
12/1/1981		CS	

Sign:

VERIFICATION OF VISIT NOT DATA

___/___/___

DISCLAIMER

This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

aprob

2023

